



South Carolina Department of Health
and Environmental Control

BUREAU OF LAND AND WASTE MANAGEMENT
2600 Bull Street, Columbia, South Carolina 29201
Telephone (803) 896-7957 Fax (803) 896-6245
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The City of Anderson Petroleum Brownfields Assessment Project

Introduction

Brownfields are sites where expansion, redevelopment, or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. It is estimated that there are more than 450,000 brownfields in the U.S. A brownfields can be as large such as a closed textile mill or as small as the vacant service station on the corner. Regardless of their size, the stigma of a brownfields site can extend beyond its boundaries and impact the stability of adjacent properties or even entire neighborhoods. Brownfields threaten public health and drinking water supplies, attract graffiti, weeds, or even neighborhood crime, thwart economic renewal, and create eyesores.

Petroleum brownfields are sites where the primary contaminant of concern is petroleum. The majority of petroleum brownfields are former gas stations. In rural areas a petroleum brownfields may also be a country store or a farm. Gas stations and underground storage tank systems began to appear on the American landscape in the early 1900s. The United States Environmental Protection Agency has recognized that petroleum brownfields face unique redevelopment challenges. There are many of them, the sites are normally small, and liability concerns about environmental conditions and the unknown status of underground storage tanks can present significant barriers to redevelopment.

Cleaning up and reinvesting in brownfields increases local tax bases, facilitates job growth, utilizes existing infrastructure, takes development pressures off of undeveloped, open land, and both improves and protects the environment.

Petroleum Brownfields in Anderson

In January 2002, the President signed the Small Business Liability Relief and Brownfields Revitalization Act, which authorizes up to \$250 million in funds annually for brownfields grants. The 2002 law expanded the definition of what's considered a brownfields, so communities may now focus on mine-scarred lands or sites contaminated by petroleum or the manufacture and distribution of illegal drugs.

In April 2008, the South Carolina Department of Health and Environmental Control (DHEC) was selected by the United States Environmental Protection Agency to receive

a \$200,000 petroleum brownfields assessment grant for the City of Anderson. The funds will be used to inventory and assess former petroleum storage sites. The goal of the project is to identify, assess, and address potential petroleum contamination so that it does not impede the redevelopment of a property. The Bureau of Land and Waste Management of DHEC is administering the project and the grant. The City of Anderson is partnering with DHEC in the project.

The Plan

All properties in the City are eligible to participate; however, properties located in the former mill villages or areas struggling with redevelopment will be given priority.

The project objectives are:

1. Identify petroleum brownfields sites through community meetings, existing DHEC lists, and historical sources;
2. Prioritize sites for evaluation based upon the City's and community's input;
3. Contact property owners at eligible sites and attempt to obtain access to the properties;
4. Perform a Phase I Environmental Site Assessment if appropriate. A Phase I environmental site assessment is a historical review of the site. It does not include taking samples for analysis;
5. Locate any underground storage tanks (USTs) or aboveground storage tanks (ASTs) at the site;
6. Perform a Phase II Environmental Site Assessment to determine if petroleum contamination is present. This work includes taking samples for analysis;
7. If petroleum contamination is present and it is appropriate, continue the assessment of the site;
8. Compile a list of known petroleum sites and the status of petroleum-related releases to be provided to the City to aid in redevelopment efforts.

The project's goal is to identify, assess, and address potential petroleum contamination so that it does not impede the redevelopment of the property. Redevelopment of a property can begin while assessment is ongoing.

The information file for the City of Anderson Petroleum Brownfields Assessment Project can be found at the reference desk of the Anderson County Public Library at 300 North McDuffie Street in Anderson. It will be updated regularly and includes correspondence, reports and other documents. The same information can be found online at www.scdhec.net/environment/lwm/html/ust_anderson_brownfield.htm.

Project Contact

The DHEC project manager is Mark Berenbrok. You may contact him at 803-896-6848 or via e-mail at berenbm@dhc.sc.gov.